



REDEVELOPMENT AGENCY AGENDA
MEETING OF: AUGUST 21, 2002

THESE PROCEEDINGS ARE BEING PRESENTED LIVE ON KCLV, CABLE CHANNEL 2, AND ARE CLOSED CAPTIONED FOR OUR HEARING IMPAIRED VIEWERS. THE COUNCIL MEETING, AS WELL AS ALL OTHER KCLV PROGRAMMING, CAN BE VIEWED ON THE INTERNET AT www.kclv.tv. THE PROCEEDINGS WILL BE REBROADCAST ON KCLV CHANNEL 2 AND THE WEB THE WEDNESDAY OF THE MEETING AT 8:00 PM, AND ALSO ON FRIDAY AT 4:00 AM, SATURDAY AT 7:00 PM, SUNDAY AT 7:00 AM AND THE FOLLOWING MONDAY AT 1:00 PM.

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

MINUTES:

CALLED TO ORDER BY CHAIRMAN GOODMAN AT 11:33 A.M.

PRESENT: CHAIRMAN GOODMAN and MEMBERS REESE, M. McDONALD, BROWN, L.B. McDONALD, WEEKLY, and MACK

ALSO PRESENT: DOUG SELBY, Acting Executive Director, BRADFORD JERBIC, City Attorney, and BARBARA JO RONEMUS, Secretary

ANNOUNCEMENT MADE: Posted as follows:

Las Vegas Library, 833 Las Vegas Boulevard North
Senior Citizens Center, 450 E. Bonanza Road
Clark County Government Center, 500 S. Grand Central Pkwy.
Court Clerk's Bulletin Board, City Hall
City Hall Plaza, Posting Board

(11:33)
2-1931

AGENDA SUMMARY PAGE

REDEVELOPMENT AGENCY MEETING OF: AUGUST 21, 2002

DEPARTMENT: OFFICE OF BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

APPROVAL OF THE MINUTES BY REFERENCE FOR THE MEETING OF AUGUST 7, 2002

MOTION:

REESE – APPROVED by Reference – UNANIMOUS

MINUTES:

There was no discussion.

(11:33)

2-1938

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 21, 2002

DEPARTMENT: PLANNING & DEVELOPMENT

DIRECTOR: ROBERT S. GENZER

SUBJECT:

PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST RELATED TO GPA-0021-02 TO AMEND THE LAS VEGAS REDEVELOPMENT PLAN BY REMOVING APPROXIMATELY 0.81 ACRES ADJACENT TO THE SOUTHWEST CORNER OF BONANZA ROAD AND NORTH 7TH STREET FROM AREA 9B (CIVIC) AND ADDING SAID PROPERTY TO AREA 20 (MEDIUM TO HIGH DENSITY RESIDENTIAL/COMMERCIAL REHAB) (APN: 139-34-512-040, 041 AND 139-27-804-003) - WARD 5 (WEEKLY)

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

The purpose of this request is to amend the Redevelopment Plan in order to allow General Commercial uses on the subject parcels. The property is currently designated for Civic uses. The applicant has indicated that the proposed development will be a wholesale showroom facility for the sale of raw fabrics, custom draperies, bedspreads, and cornice boards. The required zoning district for this use is C-2 (General Commercial).

RECOMMENDATION:

Approval

BACKUP DOCUMENTATION:

1. Location Map
2. Agenda Memo
3. Legal Description
4. Map 9 of the Las Vegas Redevelopment Plan
5. Public Hearing Notice

MOTION:

WEEKLY – APPROVED as recommended – UNANIMOUS

MINUTES:

CHAIRMAN GOODMAN declared the Public Hearing open.

REDEVELOPMENT AGENCY MEETING OF AUGUST 21, 2002

Planning and Development

Item 2 - PUBLIC HEARING, DISCUSSION AND POSSIBLE ACTION REGARDING A REQUEST RELATED TO GPA-0021-02 TO AMEND THE LAS VEGAS REDEVELOPMENT PLAN BY REMOVING APPROXIMATELY 0.81 ACRES ADJACENT TO THE SOUTHWEST CORNER OF BONANZA ROAD AND NORTH 7TH STREET FROM AREA 9B (CIVIC) AND ADDING SAID PROPERTY TO AREA 20 (MEDIUM TO HIGH DENSITY RESIDENTIAL/COMMERCIAL REHAB) (APN: 139-34-512-040, 041 AND 139-27-804-003)

MINUTES – Continued:

ROBERT GENZER, Director, Planning and Development Department, Referred to map on the overhead and indicated that the subject parcel is currently located southwest of the corner of Bonanza Avenue and 7th Street and is in an area designated for civic purposes. The parcel is privately held and under the civic category, the owners have very little ability to develop the property. Staff is proposing the parcel be shifted from Area 9-B to Area 20 in order to allow medium- to high-density residential/commercial rehab, which would include both SC (Service Commercial) and GC (General Commercial) type uses.

COUNCILMAN McDONALD asked if the parcel is being shifted to the redevelopment area. MR. GENZER clarified that the parcel is already in the redevelopment area. Staff is proposing that it be taken out of Area 9-B and into Area 20.

MR. GENZER further indicated that staff is reviewing the entire redevelopment plan in coordination with the Department of Business Development; therefore, staff will be approaching the City Council with an entire new plan for review.

CHAIRMAN GOODMAN declared the Public Hearing closed.

(11:33 – 11:35)

2-1947

AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 21, 2002

DEPARTMENT: BUSINESS DEVELOPMENT

DIRECTOR: LESA CODER

SUBJECT:

RESOLUTIONS:

ABEYANCE ITEM - RA-2-2002 - DISCUSSION AND POSSIBLE ACTION REGARDING A RESOLUTION FINDING THE PROJECT PROPOSED BY THE OWNER PARTICIPATION AGREEMENT BETWEEN THE CITY OF LAS VEGAS REDEVELOPMENT AGENCY AND WORLD MARKET CENTER, LLC, TO BE IN COMPLIANCE WITH AND IN FURTHERANCE OF THE GOALS AND OBJECTIVES OF THE AGENCY'S REDEVELOPMENT PLAN AND AUTHORIZE THE EXECUTION BY THE AGENCY (APN's 139-33-610-004, 139-33-511-003, and 139-33-511-004) - WARD 5 (WEEKLY) [NOTE: THIS ITEM IS RELATED TO THE CITY COUNCIL ITEM #83]

Fiscal Impact

<input checked="" type="checkbox"/>	No Impact	Amount:
<input type="checkbox"/>	Budget Funds Available	Dept./Division:
<input type="checkbox"/>	Augmentation Required	Funding Source:

PURPOSE/BACKGROUND:

World Market Center, LLC, will build up to 7,500,000 s.f. of wholesale furniture showrooms, and related uses such as exhibition, office, and mixed-use space, over the 57 acre site. Developer is seeking tax increment financing reimbursement for some qualified improvements. The project meets the goals and objectives of the Redevelopment Plan.

RECOMMENDATION:

Approval and authorize the Chairperson to execute the Owner Participation Agreement and all documents related thereto.

BACKUP DOCUMENTATION:

1. Resolution No. RA-2-2002
2. Owner Participation Agreement
3. Disclosure of Principals
4. Location Map

Submitted at the meeting: copy of written comments of Tom McGowan; packet of documents containing World Market Additional Amendments, Modifications to World Market Center Owner Participation Agreement, Owner Participation Agreement Between the City of Las Vegas Redevelopment Agency and World Market Center, LLC, with Attachments A through I, and a second document titled Modifications to World Market Center Owner Participation Agreement by Lesa Coder; and a packet of documents containing a Summary of Expected Benefits, a list of World-Class Exhibitors, and letters from The Ackman-Ziff Real Estate Group, LLC, Nigel Alliance O.B.E., Nevada Development Authority, and Las Vegas Chamber of Commerce by Attorney Mark Fiorentino

REDEVELOPMENT AGENCY MEETING OF AUGUST 21, 2002
Business Development
Item 3 - RA-2-2002

MOTION:

REESE – ABEYANCE to 9/4/2002 – UNANIMOUS

MINUTES:

NOTE: A combined Verbatim Transcript of City Council Agenda Item 83 and Redevelopment Agency Agenda Item 3 is made a part of the Final Minutes for both meetings under the respective items.

NOTE: Ms. Coder requested that all documents submitted be made a part of the Final Minutes of City Council Item 83 and Redevelopment Agency Item 3.

APPEARANCES:

LESA CODER, Director, Office of Business Development

MARK FIORENTINO, Attorney, Kummer, Kaempfer, Bonner, and Renshaw, representing World Market Center, LLC, accompanied by RICHARD JOST, Co-Counsel

DARRELL ALTERWITZ, Walker Furniture

GARY PECK, President, ACLU, 325 S. 23rd Street

STAN WASHINGTON, Southern Nevada Consortium for Disenfranchised Veterans

GENE COLLINS

RICHARD BIANCO

SYLVESTER McGARY JR.

EDDIE Q. HICKS, Retired Marine Corps Captain

AL BROWN

LEROY BASS, 1321 Sharon

FRANK BERNA, Clark County resident

EDDIE CYAMS, Southern Nevada Consortium for Disenfranchised Veterans

VIOLETA CYAMS, Southern Nevada Consortium for Disenfranchised Veterans

TOM McGOWAN, Las Vegas resident

NOTE: COUNCILMAN BROWN directed City Attorney Jerbic to opine on the comment that adopting the Redevelopment Plan before adopting the Employment Plan is against the City's policy and unlawful.

NOTE: MAYOR GOODMAN directed Ms. Coder to find out if a representative, such as Mr. Stan Washington, who is interested in the employment plan can obtain standing to negotiate and then be able to speak for the class being affected. He also said that he would like the employment plan prior to the next meeting.

(11:00/11:14 – 11:18/11:22/11:35 – 12:14)

2-793/2-1324/2-2052/3-1



AGENDA SUMMARY PAGE
REDEVELOPMENT AGENCY MEETING OF: AUGUST 21, 2002

CITIZEN PARTICIPATION:

ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISION OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A REDEVELOPMENT AGENCY MATTER NOT LISTED ON THE AGENDA, PLEASE STEP UP TO THE PODIUM AND CLEARLY STATE YOUR NAME AND ADDRESS. PLEASE LIMIT YOUR REMARKS TO THOSE MATTERS UNDER THE EXPRESS JURISDICTION OF THE REDEVELOPMENT AGENCY. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

MINUTES:

TOM McGOWAN, Las Vegas resident, submitted his written comments, a copy of which is made a part of the Final Minutes, offering his proposal to ensure the success of downtown redevelopment.

(12:14 – 12:17)

3-217

STAN WASHINGTON, Southern Nevada Consortium of Disenfranchised Veterans, said that the employment plan is not his issue, and that he would be more than willing to yield the lead in this battle to Gary Peck, the Consortium, or Gene Collins. The Consortium consists of a number of different stakeholders who provide services in the community and who have interest in addressing job training. He advised that the Consortium is going to take action relative to issues that have not received the attention and leadership they deserved. Representatives of the Consortium will soon be meeting with Sharon Segerblom, Director, Neighborhood Services, about the MASH Village issue.

(12:17 – 12:19)

3-327

GARY PECK, President, ACLU, congratulated ACTING CITY MANAGER SELBY on his appointment to City Manager. He then disagreed with Lesa Coder, Director, Business Development Office, who commented that the employment plan meets the minimum requirements. In his opinion, the law is very clear and he has discussed it with the respective assemblymen. He stressed that more specificity is needed before the agreement is approved and entered into, or it will not be in conformance with City and State policies.

(12:19 - 12:20)

3-369

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF AUGUST 21, 2002 Citizen Participation

MINUTES – Continued:

GENE COLLINS commended Mayor Goodman for being true to his word and West Las Vegas. He thanked the Mayor for making the statement that all segments of the community have to be represented before he can take action. He opined that residents of West Las Vegas consider it to be the stepchild of the City of Las Vegas. Most of the residents residing there remain because they want to show people that it is all right to invest in the area. The residents want to change the community and eradicate crime. But there are ex-felons and veterans that need training and should be taken into consideration as part of the employment plan for the World Market Center. MAYOR GOODMAN clarified that he does not agree with the findings that the Word Market Center project will create 35,000 new jobs. In his opinion, the findings speak more in terms of how the tourist will impact the community.

(12:20 – 12:24)

3-433

TODD FARLOW, 240 N. 19th Street, expressed concern about the economic condition of the Neonopolis. He indicated that rents set on set rates are set by banks in order to obtain a set return on their investment. But when his family opened new markets, they based the rents upon a percentage of the gross income. He suggested the Council consider that with respect to Neonopolis.

(12:24 – 12:26)

3-530

FRANK BURNHAM, Clark County resident, stated that Ward 5 is the location of the homeless corridor, for which Mayor Jones and the Council members at that time lobbied. MASH Village and the ten acres cost over \$10 million, but the current structural problems seem to be leading to its demolition. This facility is much needed because even with its existence, there is an existing underserved population. He hoped that it is not abandoned.

He then brought up issues concerning the veterans. Every politician is missing the opportunity to lobby for federal funds to help veterans, even though monies are available. There should be more politicians lobbying for veterans, because once they are fully helped, more monies and resources will be left to help the remaining population. If done properly, more volunteers will come out.

(12:26 – 12:28)

3-565

EDDIE Q. HICKS, retired US Marine Corps Captain, said that there are approximately 1500 World War II veterans that are dying every day, and their benefits and pay are going back into the coffers of the United States. There are some homeless veterans that say they do not want to

City of Las Vegas

REDEVELOPMENT AGENCY MEETING OF AUGUST 21, 2002 Citizen Participation

MINUTES – Continued:

leave the streets, which he cannot accept. It is necessary to identify their problems and to try to change their mindset by offering concrete solutions. The homeless problem needs a concerted effort so that the homeless veterans can return to civilian life and enjoy this great nation that they fought for.

(12:28 – 12:29)

3-674

THE MEETING ADJOURNED AT 12:29 P.M.

Respectfully submitted: _____
GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK
October 15, 2002

BARBARA JO RONEMUS, SECRETARY